

CHICAGO PLAN COMMISSION

121 North LaSalle Street
Room 201A - 2nd Floor, City Hall
Chicago, Illinois 60602
November 17, 2011
MINUTES

PRESENT

Linda Searl
Nancy Pacher
Smita Shah
Kevin Slaughter
John Nelson
Patricia Scudiero
Andrew Mooney
Alderman Walter Burnett
Alderman Thomas Tunney
Alderman Margaret Laurino

ABSENT

Terry Peterson
George Migala
Gabe Klein
Doris Holleb
David Weinstein
Michael Kelly
Bishop John R. Bryant
Alderman Ray Suarez
Alderman Edward Burke
Alderman Daniel S. Solis

- I. The Chairman called the meeting to order at 1:05 PM and then undertook a roll call to establish the presence of a quorum. The hearing commenced with seven members present. Chairman Searl thanked Commissioner Shiffrin for her years of service to the commission as well as welcomed Bishop John R. Bryant and Olga Camargo as new members of the Chicago Plan commission.
- II. A court reporter was present to record the proceedings. A transcript is available for the purpose of pursuing all matters in greater detail and is a part of the permanent public record of the Regular Hearing of the Chicago Plan Commission held on November 17, 2011.
- III. The Minutes of the October 20, 2011 Hearing were approved unanimously.

MATTERS TO BE HEARD IN ACCORDANCE WITH THE INTER-AGENCY
PLANNING REFERRAL ACT:

THE FOLLOWING INTER-AGENCY ITEMS NUMBERED 1 THROUGH 3 and
Number 6 WERE APPROVED BY A 8-0 OMNIBUS VOTE.

Adjacent Neighbors

1. A resolution recommending a proposed ordinance authorizing the sale of City-owned land under the Adjacent Neighbors Land Acquisition Program for the property located at 4401 S. Wells Street in the 3rd Ward. (11-092-21)

2. A resolution recommending a proposed ordinance authorizing the sale of City-owned land under the Adjacent Neighbors Land Acquisition Program for the property located at 8152 South Avalon Avenue in the 8th Ward. (11-092-11)
3. A resolution recommending a proposed ordinance authorizing the sale of City-owned land under the Adjacent Neighbors Land Acquisition Program for the property located at 7720 South Calumet Avenue in the 6th Ward. (11-092-21)

Negotiated Sales

6. A resolution recommending a proposed ordinance authorizing the negotiated sale of City-owned land for the property located at 4402-4404 South Michigan Avenue in the 3rd Ward. (11-093-21)
- D. MATTERS SUBMITTED IN ACCORDANCE WITH THE LAKE MICHIGAN AND CHICAGO LAKEFRONT PROTECTION ORDINANCE AND/OR THE CHICAGO ZONING ORDINANCE:
1. A proposed amendment to Institutional Planned Development No. 3, submitted by Northwestern University, for the property generally located at 237-259 E. Erie Street, 628-648 N. Fairbanks Court, and 238-258 E. Ontario Street. The applicant is proposing to rezone the property from DX-12 Downtown Mixed-Use District to Institutional Planned Development No. 3, as amended. The applicant proposes to amend the boundaries of Institutional Planned Development No. 3 by adding the approximately 46,094 square foot site and establish a new subarea within the planned development. The applicant proposes to construct a 25-story medical office facility with approximately 994,000 square feet and provide 575 accessory parking spaces. (42nd Ward) **Approved 10-0, Yeahs – Commissioners Laurino, Mooney, Nelson, Pacher, Scudiero, Shah, Slaughter, Tunney, Searl and Burnett**
 2. A proposed Business Planned Development submitted by Toyoko Inn Chicago, L.L.C for the property located at 320 South Clinton Street. The site is currently zoned DX-7 Downtown Mixed Use District. The applicant seeks to rezone the site to a DX-12 Downtown Mixed Use District and then to a Business Planned Development. The applicant is proposing to construct a 23-story hotel, with 615 Hotel rooms and 123 accessory parking spaces. (2nd Ward) **Approved 8-0, Yeahs – Commissioners Nelson, Pacher, Scudiero, Shah, Slaughter, Tunney, Searl and Burnett**
 3. A proposed Institutional Planned Development submitted by the Salvation Army, an Illinois Corporation, for the property generally located at 3300-3320 W. Chicago Avenue, 800-920 N. Spaulding; 801-803 N. Christiana Avenue and 811-923 N. Christiana Avenue. The applicant is proposing to construct a 194,000 square foot institutional facility and provide 166 accessory parking spaces. The applicant is proposing to rezone the property from M1-1 Limited

Manufacturing/Business Park District to C1-2 Neighborhood Commercial District prior to establishing the Institutional Planned Development. (27th Ward) **Map amendment Approved 9-0 with Commissioner Burnett recusing himself, Yeahs – Commissioners Laurino, Mooney, Nelson, Pacher, Scudiero, Shah, Slaughter, Tunney, and Searl**

Planned Development Approved 9-0 with Commissioner Burnett recusing himself, Yeahs – Commissioners Laurino, Mooney, Nelson, Pacher, Scudiero, Shah, Slaughter, Tunney, and Searl

4. A proposed map amendment in the Elston Armstrong Industrial Corridor, submitted by the Colletti Family Limited Partnership, for the property generally located at 5689 North Elston Avenue. The Applicant proposes to rezone the property from M1-1 (Limited Manufacturing/Business Park District) to B3-1 (Community Shopping District), in order to permit the establishment of an approximately 1,800 square foot outdoor patio adjacent to the existing building at this location. (45th Ward) **Approved 10-0, Yeahs – Commissioners Laurino, Mooney, Nelson, Pacher, Scudiero, Shah, Slaughter, Tunney, Searl and Burnett**

E. MATTERS DEFERRED IN ACCORDANCE WITH INTER-AGENCY PLANNING REFERRAL ACT, 65 ILCS 5/11-12-4:

F. MATTERS DEFERRED IN ACCORDANCE WITH SECTION 17-13-0108 OF THE CHICAGO ZONING ORDINANCE:

Adjournment: **3:00 PM**